



FARMERS BRANCH

ORDINANCE NUMBER 2267

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR COMMUNICATIONS ANTENNA AND AN EQUIPMENT BUILDING WITHIN THE OFFICE (O) ZONING DISTRICT AT 12411 TEMPLETON TRAIL; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a cellular communications antenna constructed to a maximum height of fifty (50) feet and an equipment building nine (9) square feet in area within the Office (O) zoning district and located at 12411 Templeton Trail. *

SECTION 2. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a cellular communications antenna and an equipment building.

SECTION 3. That the cellular communications antenna and equipment building shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 4. The height of the antenna tower with a yard light be limited to twenty-eight (28) feet in height unless otherwise approved by the Zoning Board of Adjustment.

SECTION 5. That the antenna tower be comprised of a metal pole.

SECTION 6. That the spacing between the wrought iron poles of the wrought iron fence shall not exceed four (4) inches.

SECTION 7. That the owner shall remove the antenna and equipment cabinet, the concrete base holding the antenna, and all wires leading to the antenna and equipment cabinet at such time that the antenna and equipment cabinet becomes obsolete and the use is abandoned, within ninety (90) days of receipt of written notice from the City.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.

SECTION 9. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 10. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 11. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

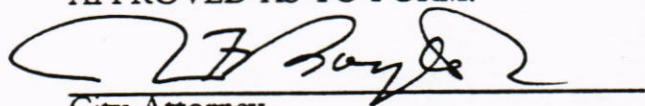
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 15th day of July, 1996.

APPROVED:



Mayor

APPROVED AS TO FORM:

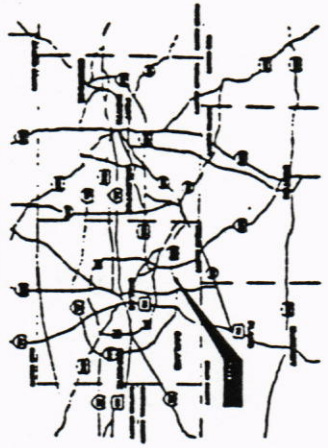


City Attorney

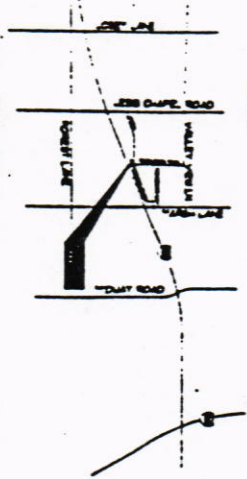
ATTEST:



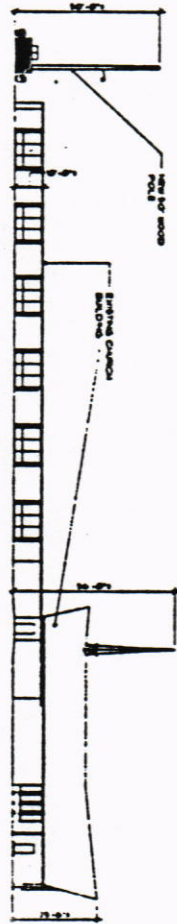
City Secretary



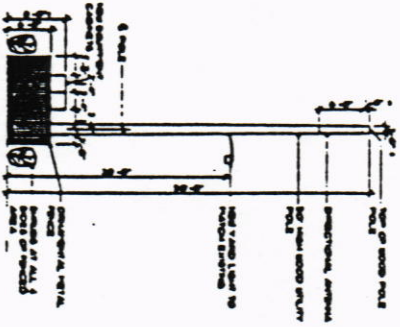
AREA MAP



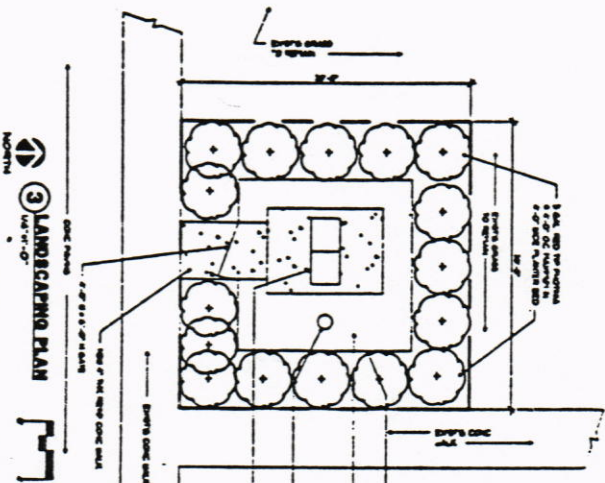
VICINITY MAP



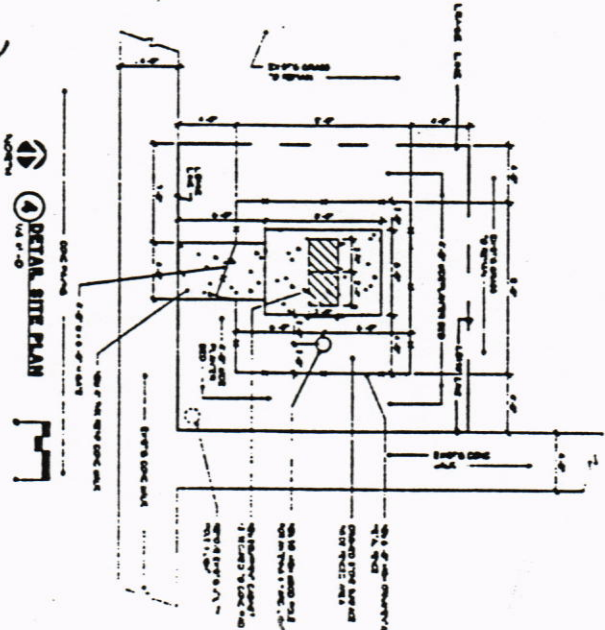
1 SOUTH ELEVATION



2 SOUTH ELEVATION



3 LANDSCAPE PLAN



4 DETAIL SITE PLAN

EXHIBIT "A" (2 of 2)

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| PROJECT ADDRESS: | |
| LESSOR/PROPERTY OWNER: | |
| LESSEE: | |
| AGENT/REPRESENTATIVE FOR: | |
| DALLAS AREA L.S./W. OF MARSH CREEK SITE FOR SOUTHWESTERN BELL MOBILE SYSTEMS, INC. | |
| CARTER, INC. 2000 | |
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[illegible]